

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF ST. JAMES ESTATES PARTNERSHIP
WASHINGTON PARK URBAL RENEWAL AREA PROJECT NO. MASS
R-24, PARCEL L-22.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, St. James Estates Partnership, has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel L-22, Roxbury in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That St. James Estates Partnership be and hereby is tentatively designated as Redeveloper of Disposition Parcel L-22, Roxbury in the Washington park Urban Renewal Area subject to:

- (a) Concurrence with the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended;
- (c) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel L-22, Roxbury by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Authority execute with the Redeveloper a license for the purpose of early entry onto the property for test borings, utility inspection, and site preparation.

5. That the Director be and is hereby authorized to deliver a lease for the purpose of permitting commercial and employee parking in the Authority's standard form, which shall include indemnification provisions and primary insurance coverage and any additional provisions that the Director deems in the best interest of the Authority.

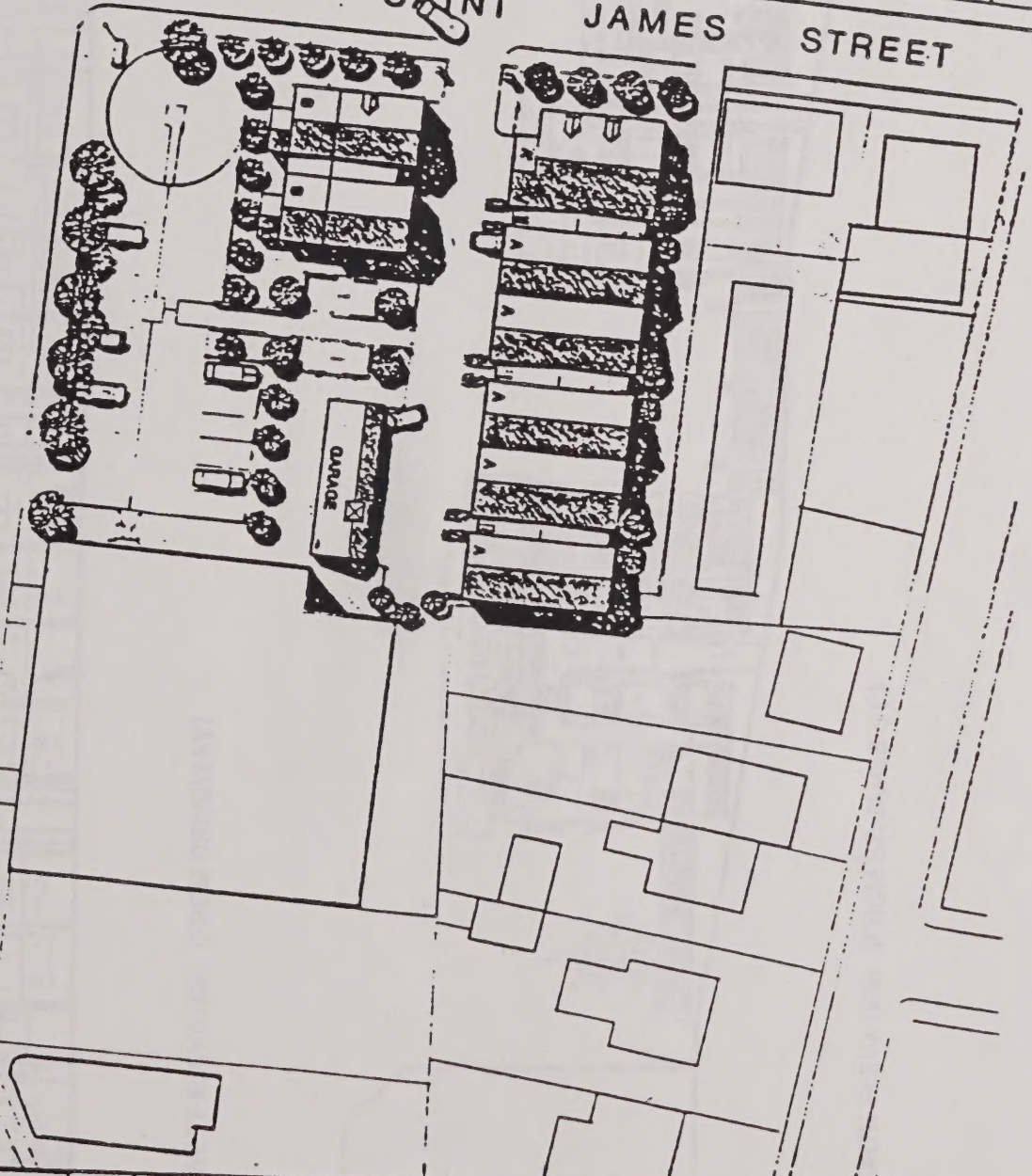
6. That the Redeveloper be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

7. That it is the firm intent of the Authority to revoke this designation if the above referred conditions are not complied with.

8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement of Public Disclosure" (Federal Form H-6004).

WASHINGTON STREET

SAINT JAMES STREET



ST. JAMES ESTATES

DEVELOPER
FELIX M. BAZZANO

SITE PLAN

ST. JAMES ESTATES
ARCHITECT
FELIX M. BAZZANO
1000 N. 10TH ST.
SUITE 100
DENVER, CO 80202
TEL: 333-1111
FAX: 333-1111

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ST. JAMES	ESTATES
ARCHITECT	
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BY	
REVISION	

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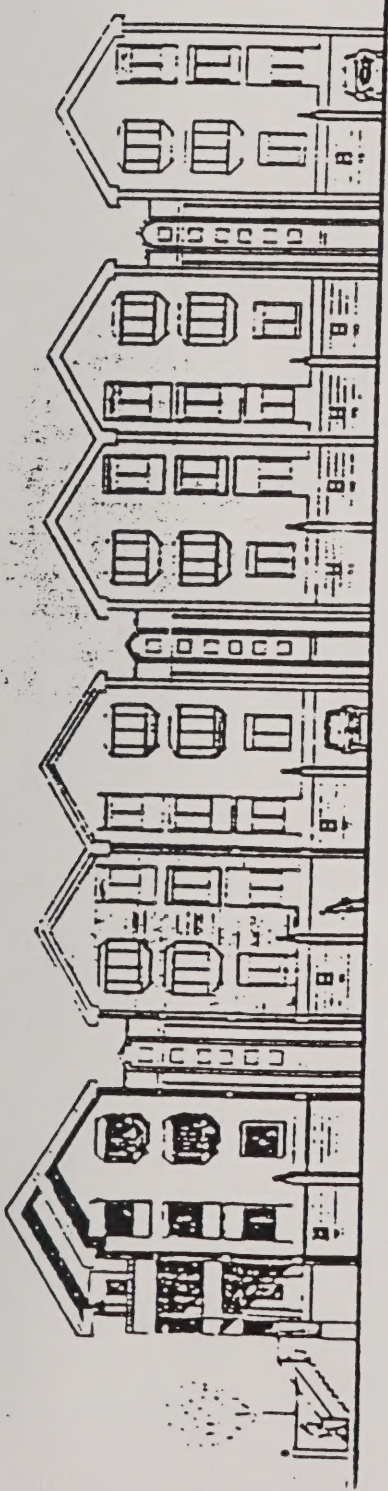
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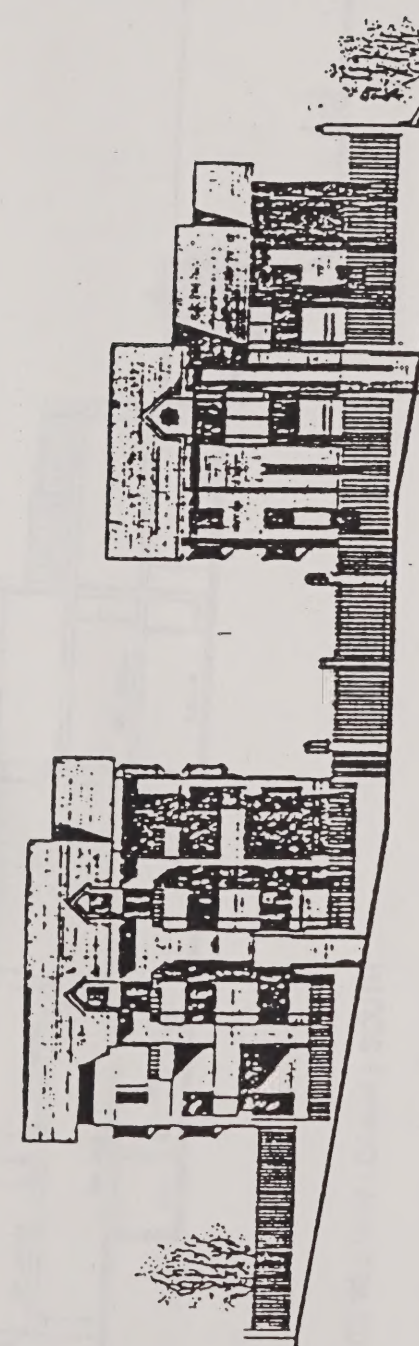
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WEST ELEVATION (FROM DRIVEWAY)



NORTH ELEVATION (FROM ST. JAMES ST.)

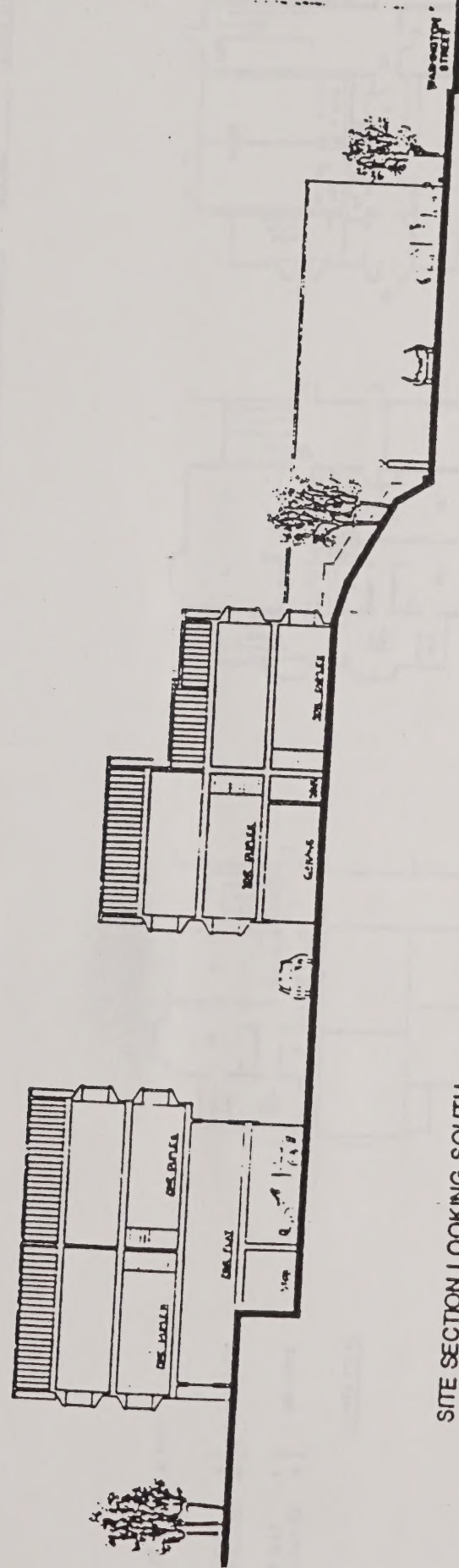
ST. JAMES
ESTATES

ELEVATION

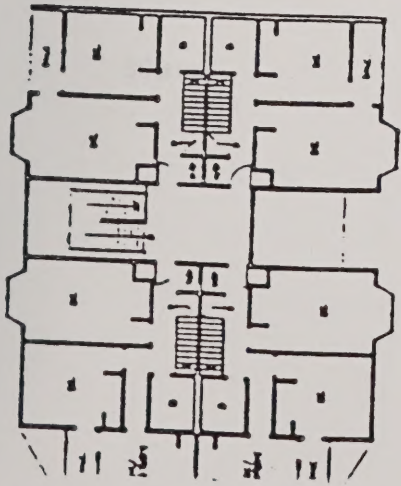
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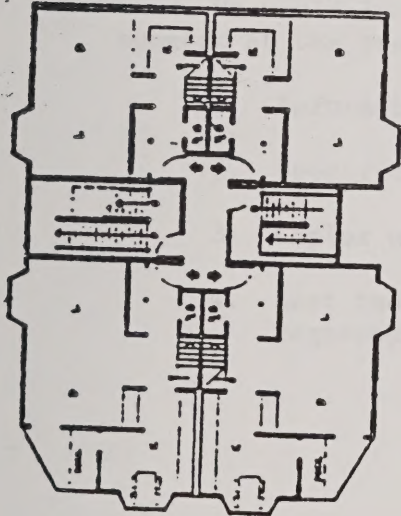
ST. JAMES ESTATES		PARCEL L-22	
OWNER: ST. JAMES ESTATES		OWNER: ST. JAMES ESTATES	
DEVELOPER: ST. JAMES ESTATES		DEVELOPER: ST. JAMES ESTATES	
SHEET NO. 1		SHEET NO. 1	
DATE: 10/1/78		DATE: 10/1/78	
BY: [Signature]		BY: [Signature]	
CHECKED: [Signature]		CHECKED: [Signature]	
APPROVED: [Signature]		APPROVED: [Signature]	



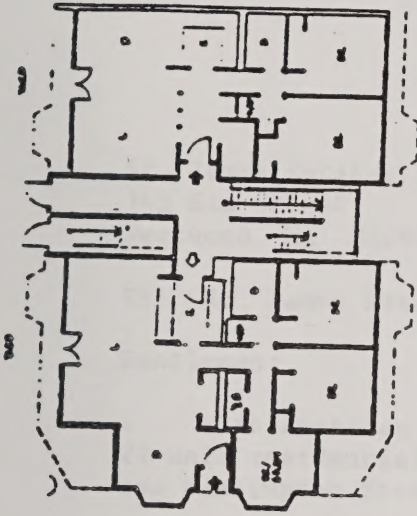
SITE SECTION LOOKING SOUTH



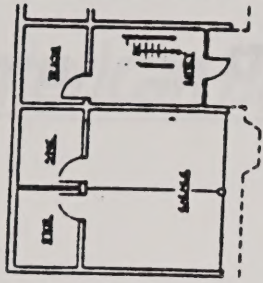
3RD FLOOR PLANS



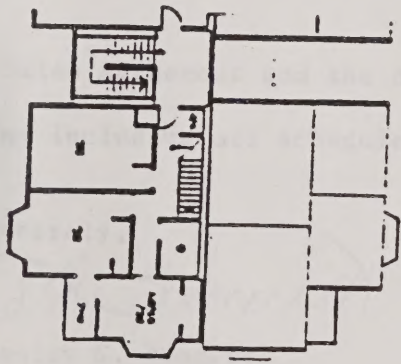
2ND FLOOR PLANS



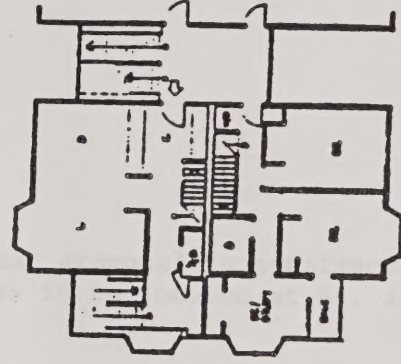
1ST FLOOR PLANS



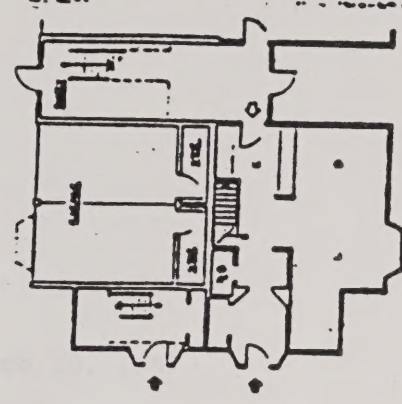
GARAGE PLANS



3RD FLOOR PLANS



2ND FLOOR PLANS



1ST FLOOR PLANS

UNIT COUNT & MIX

4 PLAT	6	16 2BR UNITS
4 DUPLEX	10	
4 PLAT	1	7 3BR UNITS
4 DUPLEX	6	
		<u>22 UNITS TOTAL</u>

ST. JAMES ESTATES

ST. JAMES ESTATES

ST. JAMES ESTATES



March 20, 1987

St. James Estates Partnership
145 Elm Street
Westwood, MA 02090

RE: St. James Estates

Gentlemen:

1st American is interested in your proposal to construct a 22-unit residential condominium complex to be located at St. James and Washington Streets in Roxbury.

We would like to pursue further your request for financing and suggest at the present time you furnish the following:

1. Information regarding the architect and contractor;
2. Specifications and plans;
3. Copies of the Purchase and Sales Agreement and the deed;
4. Last two years I.R.S. returns including all schedules regarding all partners.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stanley G. Bennett".

Stanley G. Bennett
Assistant Vice President

SGB:mp

THE LOWER ST. JAMES STREET NEIGHBORHOOD ASSOCIATION
46 St. James Street
Roxbury, MA 02119

September 29, 1986

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: License for BRA
Parcel L-22

Dear Mr. Coyle:

We, the undersigned, are abutters to BRA Parcel L-22 at the corner of Washington and St. James Streets in Roxbury. We have recently formed the Lower St. James Street Neighborhood Association to address issues which impact our neighborhood.

We support the effort of U.S. Glass Service, Inc. to lease BRA Lot L-22 to accommodate its need for temporary off-street parking. This request will alleviate a hazardous condition on Washington Street and allow a business resident to remain in the neighborhood and continue to employ and train local residents.

We are hereby requesting that your staff address any issues of concern to the BRA Board members which may have delayed board action so that it may properly come before the board at its next meeting. We intend to send representation to the next BRA Board

Stephen Coyle, BRA

- 2 -

meeting to lend support to this request. Should this matter continue to be delayed, we would appreciate a written explanation.

Very truly yours,

NAME	ADDRESS
Ed. L. L.	46 St. James St., Roxbury
John A. Howard	1-6 St. James Place, Roxbury
Richard Mullins	46 St. James Street Roxbury
Joseph L.	51 St. James St Roxbury
Helen Byrne-Allie	55 St James St Rox
Samuel Allie	55 St James Street Rox

cc: Jeep Jones
Ricardo Millet
Muhammad Ali-Salaam
Muhammad Abdus-Sabur

H. F. HUNTER COMPANY

Certified Public Accounting

137 SCHOOL STREET
FRANKLIN, MASSACHUSETTS 02038

PHONE: 528-0260

TO: Anthony J. Nazzaro
FROM: Herbert F. Hunter, CPA
DATE: January 8, 1987
SUBJECT: Cost Profit Analysis of Condo Project

Attached is a sheet analyzing the condo project under two different assumptions. The first is assuming that the land and underground utilities costs are paid for by the condo developer. The second is assuming that the city donates the land and covers the expenses of bringing the underground utilities to the buildings. As you observe, there is a dramatic impact on the feasibility of this project under the two different assumptions. Recognize that this projection is based on data from similar projections made available to us and to some extent the construction costs provided to us by Stone Construction.

Look forward to reviewing these with you and discussing the possibility of moving forward with this project.

Saint James Estate Condominiums
Development Pro Forma

PROJECT SIZE

Number of Units	22	
Gross Square Feet	24,904	
Net Square Feet	22,640	
Buildings	8	
Square feet per unit:	Three bedroom	1100 - 1240
	Two Bedroom	880 - 970

COST ANALYSIS

	<u>W/Land & Utilities</u>		<u>W/O Land & Utilities</u>	
	<u>Cost</u>	<u>Per S F (net)</u>	<u>Cost</u>	<u>Per S F (net)</u>
<u>Construction Costs</u>				
Construction	\$1,313,000	58.00	\$1,313,000	58.00
Land	378,000	16.70		
Site Work	200,000	8.83	200,000	8.83
Utility Hook-up	11,000	.48	11,000	.48
Underground Utility	200,000	8.83		
Architect/Engineer	112,000	4.95	112,000	4.95
Sub Total	<u>2,214,000</u>	<u>97.79</u>	<u>1,636,000</u>	<u>72.26</u>
<u>Development Costs</u>				
Interest @ 10%	77,600	3.42	77,600	3.42
R/E taxes	4,953	.22	4,953	.22
Insurance	5,687	.25	5,687	.25
Legal fees	16,694	.74	16,694	.74
Accounting	1,285	.06	1,285	.06
Selling expenses	115,258	5.09	112,258	5.09
Loan Commitment	10,825	.48	10,825	.48
Security	14,310	.63	14,310	.63
Sub Total	<u>246,612</u>	<u>10.89</u>	<u>246,612</u>	<u>10.89</u>
<u>Developer's Overhead</u>	<u>52,100</u>	<u>2.30</u>	<u>52,100</u>	<u>2.30</u>
<u>Contingency</u>	<u>66,960</u>	<u>2.96</u>	<u>66,960</u>	<u>2.96</u>
Total	<u><u>\$2,579,672</u></u>	<u><u>113.94</u></u>	<u><u>\$2,001,672</u></u>	<u><u>88.20</u></u>

SAINT JAMES ESTATES PARTNERSHIP

ESTIMATE OF UNIT SALES:

January 9, 1987

Sales:

	type	s/f	\$ s/f	Price
Unit A' (3)				
#1	- 3 BR Dplx	1210	140.49	\$ 170,000
#2	- 3 BR Dplx	1210	140.49	\$ 170,000
#3	- 3 BR Flat	1100	145.45	\$ 160,000
Unit A (15)				
#4	- 2 BR Flat	880	70.45	\$ 62,000
#5	- 2 BR Dplx	970	140.20	\$ 136,000
#6	- 2 BR Dplx	970	140.20	\$ 136,000
#7	- 2 BR Flat	880	70.45	\$ 62,000
#8	- 2 BR Dplx	970	140.20	\$ 136,000
#9	- 2 BR Dplx	970	140.20	\$ 136,000
#10	- 2 BR Flat	880	70.45	\$ 62,000
#11	- 2 BR Dplx	970	71.13	\$ 69,000
#12	- 2 BR Dplx	970	140.20	\$ 136,000
#13	- 2 BR Flat	880	70.45	\$ 62,000
#14	- 2 BR Dplx	970	71.13	\$ 69,000
#15	- 2 BR Dplx	970	140.20	\$ 136,000
#16	- 2 BR Flat	880	70.45	\$ 62,000
#17	- 2 BR Dplx	970	71.13	\$ 69,000
#18	- 2 BR Dplx	970	140.20	\$ 136,000
Unit B (4)				
#19	- 3 BR Dplx	1270	141.12	\$ 180,000
#20	- 3 BR Dplx	1240	137.09	\$ 175,000
#21	- 3 BR Dplx	1270	141.12	\$ 180,000
#22	- 3 BR Dplx	1240	137.09	\$ 175,000
TOTALS:	22	22,640		\$ 2,679,000

St. James Estates Partnership
P.O. Box 42
Roxbury, MA 02119

May 12, 1987

Mr. Muhammad Ali-Salaam
Dudley Site Office
Boston Redevelopment Authority
2406 Washington Street
Roxbury, MA 02119

Dear Muhammad:

Attached is a preview of the agreement between The St. James Estates Partnership and Skill Builders, Inc, a Roxbury-based, not-for-profit community organization.

The Partnership is pleased to be able to provide financial, volunteer and in-kind support as outlined. We feel that Skill Builders' mission is a vital one and is more than a suitable match for the combined interests and strengths of the development team.

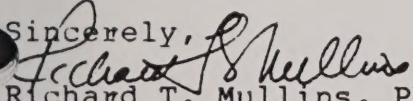
It is interesting to note that the development team has a strong record of achievement in education, agency management and fundraising, including:

<u>Developers:</u>	<u>Experience:</u>
Elisa Hill	Advanced degree in education; Teacher BPS.
Herbert Hunter	CPA; Church and non-profit fundraising.
Richard Mullins	Fundraising and agency management; MassPep.
Anthony Nazzaro	Glazier trade instructor; Apprenticeship and training program developer.

We are pleased to become a part of this exciting and important endeavor. Our direct participation will extend well beyond providing financial support alone. A team member will be appointed to the board of directors and each of us will personally volunteer time, as needed, to ensure Skill Builders' long term growth and vitality.

The full detail of our participation is described in the attached Memorandum of Understanding.

Sincerely,


Richard T. Mullins, Ph.D.
St. James Estates Partner

SKILL BUILDERS INC.



30 BLUE HILL AVE. - ROXBURY, MA. 02119 - 442-4255/4256

May 12, 1987

Mr. Muhammad Ali-Salaam
Boston Redevelopment Authority
2406 Washington Street
Roxbury, MA 02119

Dear Mr. Salaam:

As Executive Director of Skill Builders, Inc., I am pleased to acknowledge and confirm our intention to work with the St. James Estates Partnership as outlined in the attached correspondence.

Material describing Skill Builders, its scope, rationale and program are attached for your review.

We anticipate a lengthy and rewarding association with both the Partnership and the BRA.

Sincerely,

A handwritten signature in cursive script, reading 'Melvin A. Steele'. The signature is fluid and stylized, with the first letters of the first and last names being capitalized and prominent.

Melvin A. Steele
Executive Director

CC: R. Morris

SUBJECT: MEMORANDUM OF UNDERSTANDING

BETWEEN: ST. JAMES ESTATES PARTNERSHIP
AND SKILL BUILDERS, INC.

PURPOSE: To establish a formal link between a Roxbury area development team (St. James Estates Partnership) and a community-based organization (Skill Builders, Inc.) with the potential to make optimum use of long term and direct financial and in-kind support. This agreement has been defined by representatives of Skill Builders Inc. and the Partnership and reflects the technical assistance and input of the BRA site office staff. Its purpose is to be definitive and of direct benefit to the Roxbury/Dorchester community.

AGREEMENT: It is hereby agreed that St. James Estates Partnership (SJE) will:

- 1) . Upon commencement of its Roxbury construction project, provide a direct financial contribution of \$5,000 to initiate a new Skill Builders' Fund.
- 2) . Design and implement a 1987-88 fundraising program under the name "Skill Builders' Fund". The target for the fundraising drive is \$100,000.
- 3) . Work with the board of directors and staff of Skill Builders, Inc. to set and adopt the 1987-88 fundraising goal.
- 4) . Execute an agreement to provide supplemental funding to Skill Builders Inc. for the full amount of the difference between the 1987-88 fundraising goal and funds actually raised.
- 5) . Nominate a SJE partner to serve a full term on the board of directors of Skill Builders, Inc.
- 6) . Identify supplemental staff and volunteers to provide lectures, seminars and to serve as project leaders on an "as needed" basis.
- 7) . Identify other local developers, contractors, businesses and organizations to donate equipment, services and materials to enhance the Skill Builders program.
- 8) . Provide technical assistance and direct participation to enhance the long term development of the Skill Builders program.

Agreed and Accepted:

Richard Y. Mullins / [Signature]
For SJE Partnership

Michael A. Stute
For Skill Builders, Inc

Witnessed: *[Signature]*

Date: *May 12, 1987*

BOSTON
REDEVELOPMENT
AUTHORITY

Dudley Office
2406 Washington Street
Roxbury, MA 02119
(617) 445-3921

May 12, 1987

Mr. Ken Wade
Co-Chairman
Roxbury Neighborhood Council
134 Warren Street
Roxbury, MA 02119

Dear Mr. Wade:

The purpose of this letter is to request your cooperation as Co-Chairman of the Roxbury Neighborhood Council by responding in writing to my request for the council's opinions concerning the presentations made on March 24th, April 28th, and April 29, 1987 to the Roxbury Neighborhood Council, its members and general community on behalf of the St. James Estates (L-22) Partnership.

It is my understanding that the following issues and concerns were raised and represents the outcome of these meetings:

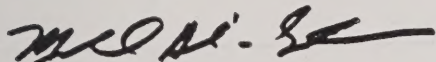
- °the mixed-use development concept of housing and customer/employee parking has been approved;
- °the development team composition of Messrs. Anthony Nazzaro, Richard Mullins, Ms. Elisha Hill and David Lee, Architect is acceptable;
- °the affordability criteria must be further negotiated by the City/BRA and the development in order to maximize the opportunity for low and moderate income residents to become homeowners. It is expected that the City/BRA will provide the necessary gap financing to make this project operational;
- °the final development plans for this project must be further negotiated in order to protect the view corridors from the apartments on St. James Place to Eliot Square;

Mr. Ken Wade
March 12, 1987
Page 2

°there is general agreement that the use of commercial parking on the site will mitigate the adverse impact of the demolition of the El and ameliorate the traffic flow problems along this section of Washington Street. It is further understood that the developer will continue to negotiate the final details of the design and marketing components of this proposal with the Roxbury Neighborhood Council and the BRA staff.

Please feel free to add any items that I have missed in this summary and I remain available to be reached in person or by phone at the Site Office.

Sincerely,



Muhammad Ali-Salaam
Deputy Director for
Neighborhood Housing &
Development

MAS:mdj

cc: William Whitman
Ricardo A. Millett
Muhammad Abdus-Sabur

ATTENDANCE SHEET FROM APRIL 27, 1987 BRA MEETING

Lawrence D. Jones 17 Alpine St. Roxbury 02119
 Barbara L. Toney - 20 Alpine St. 02119
 Cyril L. Markid - 6 St James Pl 02119
 Neline Samuel 4 St James Pl. Rox 02119
 Shirley Masby 3 St James place Rox 02119
 Donald Tate 1 Alpine Place Rox 02119
 ROBERT FERGUS 51 St. James St. Rox 02119
 Karen Howard 17 Michigan Ave Dor 02121
 Samuel Ellis 55 St James St Roxbury
 Linda Dymally 55 St. James St Rox
 Muhammad Ali-Salam BRA
 Muhammad ABDUS-SAMIR BRA
 Eric Harriet 62 St James St
 Gloria L. Fox State St 02119 733-209
 Richard S. Williams 46 St. James St. Rox 02119

ST. JAMES ESTATES PARTNERSHIP
PO BOX 42
ROXBURY, MA. 02119

March 25, 1987

Dr. Ricardo Millet, Assistant Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Ricardo:

Several things have transpired since we met in January to discuss the St. James Estates proposal for Parcel L-22. Here is a brief update.

My development associates and I met with the Interim Project Advisory Committee on March 24. The results of note include:

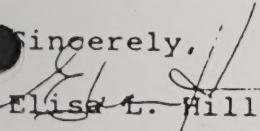
- Expressed appreciation and support for the composition of the development team, Hill, Mullins and Nazzaro.
- Expressed appreciation of the quality of the design and architectural plans proposed for the site.
- Expressed appreciation of the developers' stated commitment and ability to create additional jobs and training opportunities for residents of the Roxbury area.

The one issue that remains unresolved and one that must generate a response on the part of the BRA is the issue of affordability. The committee is resolute in its demand for a new and effective "public policy" to provide the "gap" financing needed to achieve the affordability objectives.

On the positive side of the issue, it was recognized that the L-22 proposal is for 22 units of housing and may not be held to the same ratios of affordable housing which may be required of larger developments. We agreed to continue the dialogue with the committee and explore ways in which our particular affordability program is credited in some way for the creation of jobs and for maintaining the price of the affordable units at the lowest possible level.

We have received written expression of financing interest in the project and have identified a contractor. We look forward to moving the project forward as soon as possible.

Sincerely,


Elisa L. Hill, Esq.

March 3, 1987

Mr. Kenneth Wade, President
Interim Project Advisory Committee
134 Warren Street
Roxbury, MA 02119

Dear Mr. Wade:

The development team of Elisa Hill, Richard Mullins and Anthony Nazzaro request the opportunity to present, on March 24, 1987, a proposal to develop BRA parcel L-22, otherwise known as St. James Estates. Our proposal has been enthusiastically received at the BRA staff level and we look forward to earning your support for the project as well.

Enclosed are summaries of our proposal and copies of the design drawings prepared by the firm of Stull and Lee.

We are actively working with the Roxbury Multi-Service Center to qualify a core of applicants for the moderate and low income units. The cooperation of RMSC and level of interest among the pool of applicants is extremely high.

It is especially important to note that our goal is to establish and maintain a pace similar to which "private" development is proceeding in the Eliot Square and Dudley areas. We stress the fact that we are a team comprised of minority developers; who are both residential and business residents of Roxbury. We have a construction team and the financing commitment needed to undertake and complete the development.

Our goal is to have this project considered on a priority basis. This is in light of the scheduled demolition of the elevated line and the potential that it holds to disrupt the normal business of US Glass. More important, the project contributes directly to an increase above the 11-13% rate of home ownership in Roxbury.

We request that every possible consideration should be given to this project and hereby submit our request for endorsement by the Interim Project Advisory Committee.

Sincerely,

Elisa Hill

Richard Mullins

Anthony Nazzaro

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

Form Approved
OMB No. 63R-0867

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: ST. JAMES ESTATES PARTNERSHIP

b. Address and ZIP Code of Redeveloper: P.O. BOX 42, Roxbury, MA 02119

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

in WASHINGTON PARK NORTH

(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS,

is described as follows²

BRA PARCEL L-22

Corner of Washington and St. James Sts., Roxbury, MA

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of MASSACHUSETTS:

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☒ A business association or a joint venture known as ST. JAMES ESTATES PARTNERSHIP

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

August, 1986.

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ Space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² A convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0867

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Lisa L. Hill, 46 St. James St., Roxbury, MA 02119	Partner, 25% interest.
Herbert F. Hunter, 137 School Street, Franklin, MA 02038	Partner, 25% interest.
Richard T. Mullins, 46 St. James St., Roxbury, MA 02119	Partner, 25% interest.
Anthony J. Nazzaro, 145 Elm Street, Westwood, MA 02090	Partner, 25% interest.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5, and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 2,353,000
 b. Cost per dwelling unit of any residential redevelopment. \$ 106,955
 c. Total cost of any residential rehabilitation \$
 d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
2 BR (940 s.f.)	\$	\$ 97,933
3 BR (1,220 s.f.)		\$172,857

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

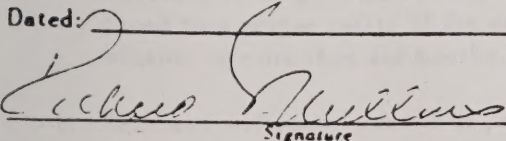
c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Refrigerators, washing machines, air conditioners in each unit.

CERTIFICATION

I (We) ST. JAMES ESTATES PARTNERSHIPcertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____



Signature

Signature

Partner

Title

Title

46 St. James St., Roxbury, MA 02119

Address and ZIP Code

Address and ZIP Code

If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: St. James Estates Partnership
- b. Address and ZIP Code of Redeveloper: P.O. Box 42, Roxbury, MA 02119
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

in WASHINGTON PARK NORTH
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows: Washington Park Urban Renewal Area Parcel L-22 consists of approximately 36,848 s.f. (includes future easement for City of Boston for public street) of vacant land. The site is generally bounded on the North by St. James Street, on the east by St. James Place, on the south by a 1½ story commercial structure (U.S. Glass Service, Inc.) and on the west by Washington Street.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?
☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of December 31, 1986, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: Herbert F. Hunter, CPA
132 School Street
Franklin, MA 02038

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Conventional financing will be obtained through First American Bank.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

<u>NAME, ADDRESS, AND ZIP CODE OF BANK</u>	<u>AMOUNT</u>
Shore Savings Bank, 1400 Hancock St., Quincy, MA 02269	\$ 100,000
Hill Federal Credit Union, 429 Harvard St., Brookline, MA 02146	\$ 200,000

b. By loans from affiliated or associated corporations or firms:

<u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u>	<u>AMOUNT</u>
U.S. Glass Service P.O. Box 98 Hyde Park, MA 02136	\$ 50,000

c. By sale of readily salable assets:

<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
Securities	\$ 50,000	\$
Other -- FCA Mortgage Trust		\$ 250,000

7. Names and addresses of bank references:

South Shore Savings Bank, 1400 Hancock St., Quincy, MA 02269
 Blue Hill Federal Credit Union, 429 Harvard St., Brookline, MA 02146
 Frank Tocci, President.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

- . Bostonian Hotel (glazing), Boston, MA.
- . Mercantile Building (glazing: commercial and residential), Boston, MA
- . High View Apartments (glazing), Hyde Park, MA.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Anthony Nazzaro, glazier and construction supervisor with 30 years experience.
President and owner of U.S. Glass Service, Inc., 2570 Washington St., Roxbury, MA 02119.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

None.

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

U.S. Glass Service, Inc.
2570 Washington Street
Roxbury, MA 02119

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 3,000,000.

General description of such work:

Glazing, commercial and residential storefronts and doorway systems.
Includes several residential apartment buildings and commercial properties in Greater Boston area.

- d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u>	<u>DATE TO BE COMPLETED</u>
High View Apartments	Hyde Park, MA	\$ 6,000	5/87
Lowney Medical Building	Hyde Park, MA	\$50,000	5/87
Wings Grant Hotel	Beverly, MA	\$30,000	5/87

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT	DATE OPENED
Lawrence Mills (Caruso)	\$ 200,000	4/1/87
Acton Park (Caruso)	\$ 90,000	"
Perry Office Park (Stone)	\$137,000	"

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Comprehensive experience, trade relationships, and lines of credit to perform work contracts.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) ST. JAMES ESTATES PARTNERSHIP

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 4-15-87

Richard J. Mueller

Signature

Partner

Title

46 St. James St. Corby, NH 02119

Address and ZIP Code

Dated: _____

Signature

Title

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

Doc #4913
6/18/87

9
September 26, 1986 tabled
Taken under advisement
May 7, 1987

MEMORANDUM

JUNE 18, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR
MUHAMMAD ALI-SALAAM, DEPUTY DIRECTOR

RE: WASHINGTON PARK URBAN RENEWAL AREA PROJECT
NO. MASS R-24, PARCEL L-22

SUMMARY: THIS MEMORANDUM REQUESTS PERMISSION TO TENTATIVELY DESIGNATE ST. JAMES ESTATES PARTNERSHIP AS REDEVELOPER OF PARCEL L-22 AND TO AUTHORIZE THE DIRECTOR TO EXECUTE LICENSE AGREEMENTS FOR EARLY ENTRY, PRIOR TO CONVEYANCE, FOR TEST BORINGS, UTILITY PLACEMENT EXAMINATION AND SITE PREPARATION IN ANTICIPATION OF 22 NEW HOUSING UNITS AND A COMMERCIAL PARKING SPACE FOR THE ABUTTER, AND FOR TEMPORARY USE OF A PORTION OF THE SITE FOR PARKING.

Washington Park Urban Renewal Area Parcel L-22 consists of approximately 36,848 s.f. of vacant land, including an easement for the City of Boston for a public street. The site is bounded on the North by St. James Place; on the east by St. James Place; on the south by U.S. Glass Service Co., a one and one half story commercial structure, and on the west by Washington Street. A parcel location map is attached.

In March 1986 staff was contacted by Mr. Anthony Nazzaro, the proprietor of U.S. Glass Service Company. Mr. Nazzaro was interested in acquiring a portion of L-22 to use as an at-grade commercial parking lot. The lot would be for the exclusive use of his employees and customers.

Mr. Nazzaro's customers and employees had up to this time parked curbside in front of his store. However, the City of Boston Traffic and Parking Department and BRA transportation staff had determined that curbside parking was impeding the orderly flow of traffic along Washington Street. The situation would be aggravated when the Orange Line is demolished along Washington Street beginning January 1988; at that time curbside parking no longer will be allowed, and bus traffic will increase.

In September 1986 staff presented to the Authority a request to enter a License Agreement for parking with U.S. Glass; that action was tabled. Since then, Mr. Nazzaro has revised his proposal to include a residential component in addition

to the originally proposed surface parking. The currently prepared project is being undertaken by the St. James Estates Partnership. Mr. Nazarro is now a principal in this development team. The other principals of St. James Estates Partnership are Elisha Hill, an attorney and abutting resident, Richard Mullins, a developer and an abutting resident, and Herbert F. Hunter, a certified public accountant. The architect is David Lee of Stull and Lee; the contractor is Stone Construction Company.

The St. James Estates Partnership proposes to build twenty-two residential condominiums and seventeen commercial parking spaces on Parcel L-22. The residential development would consist of 15 two bedroom units and 7 three bedroom units, ranging in size from 880 to 12700 square feet. Eight of the units will be affordable to families earning up to 80% of the Boston SMSA; prices will range from \$62,000 to \$69,000. The remaining fourteen units will sell for market rate prices. The team already has begun working with the Roxbury Multi-Service Center's Homebuyers Program to identify qualified buyers, and will conform to the policies of the Fair Housing Commission in marketing the affordable units.

The developers will require permission to enter onto the site and conduct test borings for the placement of utilities and drainage lines, and to initiate site preparation for the parking lot. Approval of this request would facilitate the final stages of the design review process. The License Agreement will incorporate the Authority's usual requirements, requiring the Licensee to assume all expenses for the work, to comply with applicable codes and ordinances, and to obtain, prior to entry, liability insurance naming the Authority as co-insured.

The developers also propose to use approximately 7,000 square feet of the parcel to accommodate the off-street parking needs to U.S. Glass Company's customers and employees. This would be a temporary use, between tentative and final designation.

The team has presented its proposal to the Roxbury Neighborhood Council and other residents and abutters on three separate occasions. The community voiced support of the project, but asked for continued design review to ensure that the scale of the project conforms to that of the surrounding area; that more open space be incorporated, and that some attempt be made to bring the final level of affordability to sixty-eight percent. Thus, during the period between tentative and final designation the developer, community, and staff will strive to identify sufficient financial resources/incentives to increase the proposed level of affordability (36%) up to sixty-eight percent. At present, these financial resources/incentives are contemplated to be a combination of land write-downs and infrastructure improvements along the public rights-of-way. A letter of support for the project from the Lower St. James Neighborhood Association is included.

As a final note, given the relatively labor intensive nature of the glass servicing business, the staff has encouraged the developer to provide job training opportunities to the enrollees of the Skill Builders Program and to underwrite the success of their \$100,000 1987-88 fund-raising campaign. A copy of this memorandum of understanding is attached.

The total development cost for the this project is estimated to be \$2.6 million. Construction and permanent financing will be provided by the First American Bank. A letter of interest from the Bank's Vice President is attached.

It is therefore requested that the St. James Estates Partnership be tentatively designated as redeveloper of Parcel L-22 for the purpose of constructing twenty-two units of equity housing and seventeen space commercial parking lot. It is further requested that the Partnership be granted a License for early entry to the parcel to conduct test borings and to begin site preparation, and to use approximately 7,000 square feet of the parcel for parking. It is further requested that the Director be authorized to negotiate the terms of both agreements.

An appropriate resolution is attached.

LOCATION MAP



